

49-1-47

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47-318

DEED

TRANSFER  
TAX  
PAID

015300

KNOW ALL MEN BY THESE PRESENTS, JEAN S. OSBORNE, of Delaware, County of Delaware, State of Ohio, duly appointed and acting Personal Representative of the Estate of Mary R. Shuman, deceased, testate, as shown by the Probate records of the County of Kennebec, Maine, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to BRANDON H. KULIK and JACQUELINE L. KULIK, of Winslow, County of Kennebec, State of Maine, whose mailing address is RFD #3, Box 960, as joint tenants, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situate in Waterville, County of Kennebec, State of Maine bounded and described as follows:

Beginning at an iron pipe set in the ground in the northerly line of Western Avenue at the southwesterly corner of the lot of land herein intended to be conveyed; thence running northerly about sixteen (16) rods to a granite post set in the ground in the southerly line of land now or formerly owned by James McGee, formerly land of the Stevens' heirs; thence running easterly about seven (7) rods in said McGee's southerly line to a granite post set in the ground; thence running southerly about sixteen (16) rods in a line parallel with the first mentioned bound to the northerly line of Western Avenue; thence running westerly about seven (7) rods in the northerly line of Western Avenue to the point begun at.

This conveyance is made subject to the right of E. T. Foster to construct and maintain a sewer over said premises in accordance with an agreement entered into between the said E. T. Foster and Alvah H. Smart, dated October 28, 1920 to which agreement and the conditions therein contained reference is hereby made. It is hereby understood that whatever rights the present grantor may have by virtue of the right given to E. T. Foster in the agreement above mentioned, are hereby conveyed to the within grantee.

Being the same premises as conveyed by quitclaim deed from Eleon M. Shuman, et als to Mary R. Shuman dated December 6, 1985 and recorded in Kennebec Registry of Deeds in Book 2898, Page 197. The said Mary R. Shuman died testate April 23, 1988 and her estate is duly probated in Kennebec Probate Court, Docket #88-292.

Witness my hand and seal this 27 day of June, 1989.

Signed, Sealed and Delivered  
in the presence of

Barbara A. Massie

Jean S. Osborne  
Jean S. Osborne

STATE OF OHIO  
Delaware, ss.

June 27, 1989

Personally appeared the above-named Jean S. Osborne in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Barbara A. Massie  
Notary Public

(printed name)

BARBARA A. MASSIE



RECEIVED KENNEBEC SS.

1989 JUL 18 AM 9:00

WITNESSES: Thomas R. ...